



FORUM

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POPULATION INCREASE OF 2½ PERSONS PER HOUR DURING LAST DECADE IN PALM BEACH COUNTY

After two years of patient anticipation, results from the 1980 census are beginning to find their way from the Census Bureau computers to local data users. Everyone who completed a questionnaire on April 1, 1980 answered 7 questions on population and 12 on housing. These so-called 100% items are now available (see Table 1). Scientifically selected samples of Americans completed an additional 19 questions on population and 17 questions on housing. This data will be available at the census tract level later in 1982 or early in 1983.

From 1970-1980, Palm Beach County grew by roughly two-thirds, adding nearly 228,000 people for a population increase of 65% from 348,993 to 576,863. To add a sense of perspective to the 1980 population figure, the 1980 total for just the cities (see Table 2) is 4.5% larger than the 1970 population for the entire County. Furthermore, the population of the incorporated area increased over 2/5 (42.3%) from 1970-1980, while the unincorporated grew 2 1/4 times at 128.7%.

In fact, the net number of people moving to Palm Beach County in the 70s is approximately the same as the total number of people who lived here in 1960. Broken down on a daily basis for the ten years, the County added 62 people per day - a little over 2 1/2 people per hour. Just under 8% of the State increase came from Palm Beach County. Last year, 1981, according to the University of Florida, the County led all Florida counties in growth and received about 105 net residents each day.

ROYAL PALM BEACH GROWS 621%

Of course not all areas of the County grew at the same rate; some grew very little while some grew substantially. As shown in Table 2, three cities lost population from 1970-1980, but eight increased by over 100%. Royal Palm Beach led all cities with a 621% increase over 1970.

TABLE 1

TYPES OF DATA AVAILABLE FROM 1980 CENSUS OF POPULATION AND HOUSING, SUMMARY TAPE FILE 1A.

- Total Population.
- Population and Household Characteristics by Age, Sex, Race and Spanish Origin.
- Total Housing Units.
- Occupancy, Utilization and Plumbing Characteristics by Tenure, Race and Spanish Origin.
- Housing Value for Non-Condominium, Owner Occupied Units.
- Contract Rent for Renter Occupied Units.
- Vacancy Characteristics.

And while the County is growing rapidly, it appears to be doing so very evenly as far as the proportion of men and women are concerned. In 1970 as in 1980, men represented 47.7% of the population and women 52.3%. Both male and female segments of the population grew by the same rate. Today, there are 301,872 women and 274,991 men in the County.

Racially, the White population grew 70% to 486,498 or roughly 85% of the total population. While the absolute number of Blacks increased over 16,500 (27%), the proportion of Blacks in the total population declined from 17.5 in 1970 to 13.4 in 1980. In 1970, American Indians, Asians and other races accounted for less than 1/2% of the total population. By 1980 major changes had occurred: native Americans up 124% to 599, Asians up 419% to 2,148, and "others" up 1,415% to 9,042. Taken collectively, these three racial categories account for 2% of the total.

Part of the true picture may be obscured by the use of the "other" race category which appears to be too large and to have grown too rapidly to be reliable. Based on census methodology, the substantial portion - if not all - of these responses should be considered as Black, which would then reflect a 15% Black segment of the population.

The Hispanic segment of the population has more than doubled from 13,793 to 28,505, but as a proportion of the total population it has remained fairly stable, accounting for 4% of the total in 1970 and 4.9% in 1980. Approximately 3/4 (73%) of the Hispanics are White.

3 OUT OF 10 NOW OVER 60

The population of Palm Beach County is growing older. In fact, 3 out of 10 people in the County are at least 60 years old, and only 1 in 5 is under 18. However, this aging phenomenon is found in all racial groups. While Blacks tend to have a dramatically lower average age than Whites or the population as a whole, the average age of Blacks increased 29% or 6.3 years from 21.7 in 1970 to 28.0 in 1980. The 1980 average age for native Americans is 35.3, and Asians have a similar average of 34.5. The average age for Whites increased almost 14% from 39.5 in 1970 to 44.9 in 1980 - 3/5 higher than that for Blacks.

Turning now to a look at housing characteristics, housing units more than doubled from 1970-1980 with over 154,400 units being added to the 1970 total of 141,232 units. Occupancy rates dropped by 10%, however, as 12.7% of the housing units were vacant and seasonal in 1970, and 20.7% were recorded as being vacant and seasonal in 1980. Thus, only four-fifths of the housing inventory is occupied on a regular year-round basis.

Looking at household composition, we find that the number of households increased 90%, nearly doubling the 123,347 in 1970 to a 1980 total of 234,339. At the same time, families increased only 3/4 from 95,049 to 165,847. The percentage of familial households dropped 7% from 1970-1980; families account for less than 71% of all households.

HOUSEHOLD SIZE PLUMMETS

Perhaps, the 13% drop in average household size from 2.78 to 2.42 can be attributed to the change in the ratio of familial households; however, this 13% decline in household size exceeds the rate of decline experienced at both the State and national levels. This reported rate of decline is notwithstanding the fact that Palm Beach

County was already 11.5% below the national average household size in 1970.

In 1970, single-person households accounted for 7.4% of the total population, and two-person households accounted for over 1/4 the population at 27.5%. Both segments grew rapidly in the 70s, and now single-person households represent 10.2% of the population (a 38% increase), and two-person households represent over 1/3 of the total population at 35.3% (a 28% increase). Furthermore, 1/5 of all single-person households are comprised of persons age 60 and over. In fact, over 2/5 of all persons age 60 and over live alone.

One might think that with the increase of smaller households that this might be an indication that people are moving into apartments or rental units. Actually, the proportion of owner-occupied units rose 6% from 1970-1980 and roughly 3/4 of all occupied units are owner-occupied. It is true that the number of rental units increased by over 22,600 - a 58% increase to 62,603 units, but owner-occupied units increased 106% to 171,736 units.

AN ERA OF CONDOMINIUMS

The missing link here is the impact of condominium units. In 1970, condominiums were relatively new and unknown. A total of 8,523 were recorded, or 6% of the total housing inventory. By 1980, this ratio increased 5-fold to 29% of the inventory. In absolute numbers, 77,270 condo units were built for a 10-fold increase in condo units. Only 7% of these 85,793 condo units are renter occupied, but a dramatic 1/3 of them (28,634 units) are vacant and seasonal units.

Just in case a person needs to be reminded about inflation, in 1970, 14 out of every 15 owner-occupied units (93.2%) had a value of less than \$50,000. By 1980, only 2 out of 5 could be so classified. In fact by 1980, 1 in 6 had a value of over \$100,000. Median value increased 227% from \$17,600 to \$57,500. Even more revealing is the difference in value for units for sale. In 1970, the average sale price asked was \$19,400; in 1980 it was exactly five times greater at \$97,000.

The person who pays rent also noticed a dramatic change in the past 10 years. In 1970, the median rent was \$89, and in 1980, it was 164% larger at \$235. In 1970, only 1 renter in 9 paid rent of \$200 or more and almost no one - only 1 out of 27 - paid rent of \$300 or more. By 1980, over 3/5 of the rents were at least \$200 (62.1%), and over 1/4 (28.2%) of the renters paid more than \$300/month.

SELECTED POPULATION AND HOUSING CHARACTERISTICS
FOR PALM BEACH COUNTY AND MUNICIPALITIES: 1980

MUNICIPALITY	POPULATION										TOTAL HOUSING UNITS	PERSONS PER UNIT
	TOTAL	PERCENT INCREASE 1970-80	SEX		RACE					SPANISH ORIGIN		
			MALE	FEMALE	WHITE	BLACK	NATIVE AMERICAN	ASIAN	OTHER			
Atlantis	1,325	211.8	646	679	1,309	1	-	15	-	29	875	2.37
Belle Glade	16,535	3.7	8,268	8,267	6,633	8,751	35	19	1,097	3,075	6,038	2.95
Boca Raton	49,505	67.6	23,584	25,921	47,974	960	30	319	222	2,203	25,833	2.36
Boynton Beach	35,624	96.7	16,337	19,287	28,767	6,274	35	91	457	1,433	18,102	2.31
Briny Breezes	387	-19.5	154	233	387	-	-	-	-	1	550	1.63
Cloud Lake	160	17.6	76	84	157	2	-	1	-	2	73	2.32
Delray Beach	34,325	89.5	15,833	18,442	25,724	8,222	26	65	288	1,158	19,553	2.32
Glen Ridge	235	8.8	120	115	234	-	-	1	-	1	83	2.90
Golf	110	120.0	52	58	110	-	-	-	-	-	108	1.96
Golfview	210	4.5	104	106	210	-	-	-	-	2	63	3.44
Greenacres City	8,843	410.9	4,313	4,530	8,623	12	4	57	147	485	4,215	2.70
Gulf Stream	475	16.4	217	258	464	11	-	-	-	2	382	2.20
Haverhill	1,249	20.8	637	612	1,242	1	3	1	2	35	428	3.08
Highland Beach	2,030	225.3	925	1,105	2,026	-	-	1	3	28	2,109	1.87
Hypoluxo	573	70.5	259	314	567	2	1	1	2	4	501	1.91
Juno Beach	1,142	52.9	538	604	1,139	-	1	1	1	12	991	1.97
Jupiter	9,868	214.7	4,872	4,996	9,742	44	12	42	28	133	5,130	2.52
Jupiter Inlet Colony	378	-4.5	168	210	377	1	-	-	-	-	209	2.24
Lake Clarke Shores	3,174	36.3	1,519	1,655	3,139	1	1	12	21	185	1,103	2.97
Lake Park	6,909	-1.2	3,388	3,521	6,221	624	3	28	33	121	3,147	2.34
Lake Worth	27,048	14.1	12,189	14,859	25,261	1,365	30	109	283	1,261	15,859	2.07
Lantana	8,048	12.9	3,873	4,175	7,811	161	16	9	51	195	3,964	2.27
Manalapan	329	60.5	163	166	324	5	-	-	-	2	272	2.11
Mangonia Park	1,419	71.6	710	709	999	416	-	3	1	71	576	2.59
North Palm Beach	11,344	25.6	5,374	5,970	11,258	2	14	42	28	161	5,741	2.38
Ocean Ridge	1,355	26.2	612	743	1,349	-	-	1	5	15	1,222	2.00
Pahokee	6,346	12.1	3,068	3,278	3,235	2,881	11	24	195	907	2,072	3.24
Palm Beach	9,729	7.1	4,261	5,468	9,602	73	1	32	21	239	8,664	1.89
Palm Beach Gardens	14,407	136.1	7,031	7,376	14,210	38	18	97	44	267	6,414	2.64
Palm Beach Shores	1,232	1.5	586	646	1,221	3	2	4	2	5	1,248	1.89
Palm Springs	8,166	88.2	3,760	4,406	8,026	54	6	14	66	418	4,055	2.29
Riviera Beach	26,489	23.8	12,354	14,135	8,575	17,675	24	51	164	537	11,974	2.80
Royal Palm Beach	3,423	620.6	1,670	1,753	3,292	60	5	35	31	139	1,765	2.49
South Bay	3,886	31.4	1,864	2,022	1,044	2,644	10	19	169	481	1,261	3.48
South Palm Beach	1,304	593.6	569	735	1,300	-	-	2	2	4	1,411	1.76
Tequesta	3,685	39.5	1,729	1,956	3,663	2	-	4	16	36	1,821	2.46
West Palm Beach	63,305	10.3	29,613	33,692	44,416	17,671	81	273	864	5,430	30,024	2.31
TOTAL INCORPORATED	364,572	42.3	171,486	193,086	290,631	67,956	369	1,373	4,243	19,077	187,836	2.41
UNINCORPORATED	212,291	128.7	103,505	108,786	196,867	9,620	230	775	4,799	9,428	107,828	2.34
TOTAL COUNTY	576,863	65.3	274,991	301,872	487,498	77,576	599	2,148	9,042	28,505	295,664	2.42

SOURCE: U. S. Census Bureau, April 1, 1980
PREPARED BY: Area Planning Board of Palm Beach County



TABLE 2



AREA PLANNING BOARD OF PALM BEACH COUNTY

Frank Foster Chairman	Appointed by:	Palm Beach County Board of Commissioners
Charles W. Potter Vice-Chairman	Appointed by:	Palm Beach County Legislative Delegation
Thomas Altman	Appointed by:	Palm Beach County Legislative Delegation
Norman Gregory	Appointed by:	Palm Beach County Board of Commissioners
Howard Johnson	Appointed by:	Palm Beach County School Board
Gladys Maloy	Appointed by:	Palm Beach County Legislative Delegation
Stan Redick	Appointed by:	Palm Beach County Board of Commissioners
Shirley Kohl Vallan	Appointed by:	Palm Beach County Legislative Delegation
Leon Weekes	Appointed by:	Palm Beach County Legislative Delegation
Frank W. Brutt	Executive Director	



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